

URBAN RESERVE EXISTING RESIDENTIAL Subdivision and Transitions-an Example



Maintain Estate
Character of Lantz
Drive

Provide for limited
subdivision on each lot
with fee participation in
CVSP

Transition to small lot
single family, then town
homes at perimeter



5/15 WORKSHOP INPUT SUMMARY

- **Create opportunities for subdivision and transition**
- **Consider rural residential**
- **Liked buffer ideas**

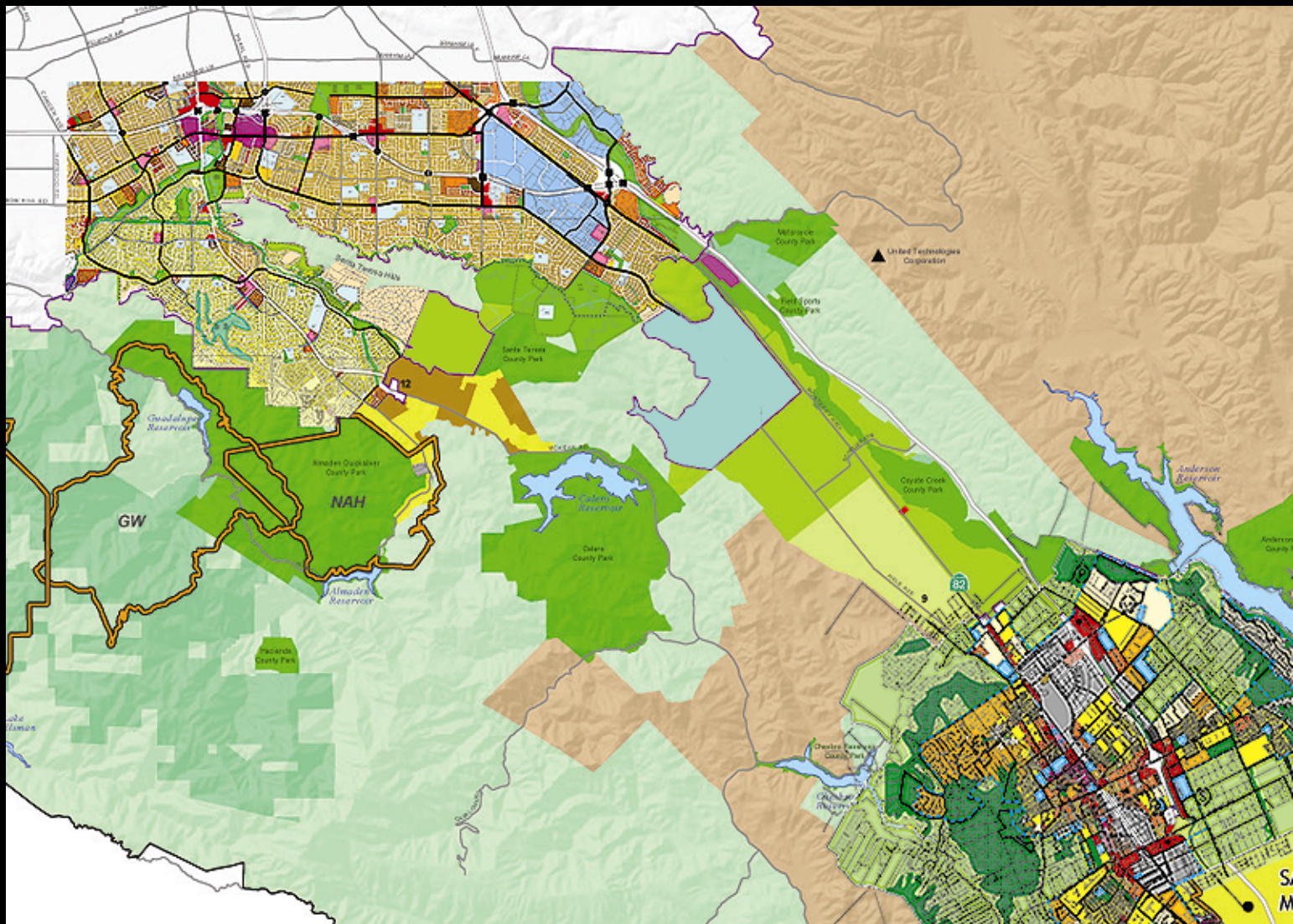


TASK FORCE DISCUSSION

- **Did we hear the input correctly?**
- **Do you agree with this direction, or should the team focus on additional approach?**
If so, which ones?

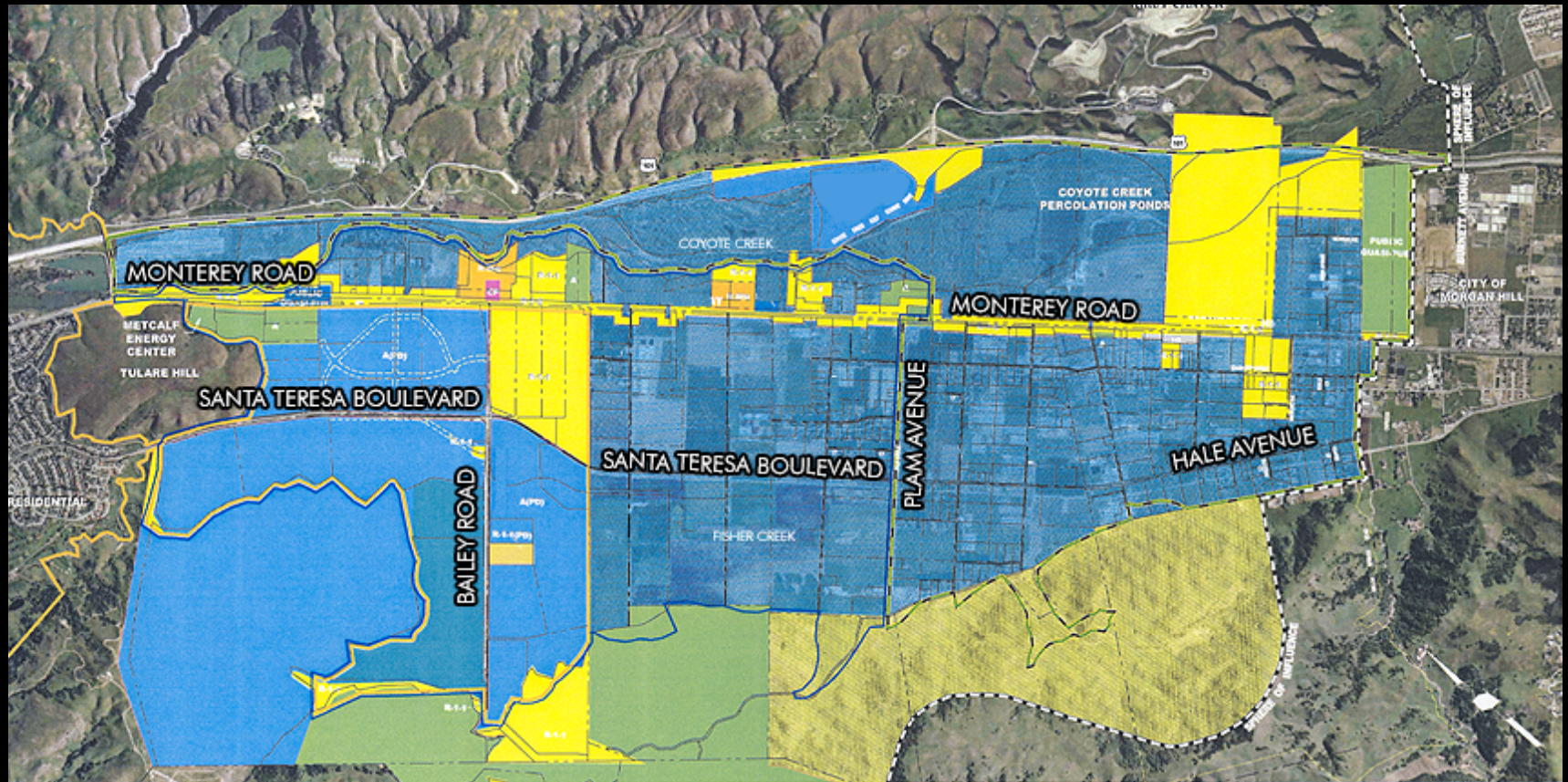
GREENBELT STRATEGIES

General Plans-Land Uses



GREENBELT STRATEGIES

Zoning



Zoning Legend

- URBAN SERVICE AREA BOUNDARY
- URBAN GROWTH BOUNDARY
- COYOTE GREENBELT BOUNDARY
- SPHERE OF INFLUENCE BOUNDARY
- STATE TRANSPORTATION CORRIDOR
- ARTERIAL (115-130 ft.)
- ARTERIAL (80-106 ft.)
- MAJOR COLLECTOR (60-80 ft.)

- RESIDENTIAL
- RESIDENTIAL - MOBILE HOMES
- COMMERCIAL PEDESTRAIN
- INDUSTRIAL (PLANNED DEVELOPMENT)

- PUBLIC/QUASI-PUBLIC
- HEAVY INDUSTRIAL
- AGRICULTURE/OPEN SPACE
- AGRICULTURAL (PLANNED DEVELOPMENT)

Santa Clara County Zoning Legend

- EXCLUSIVE AGRICULTURE
- AGRICULTURAL RANCHLANDS

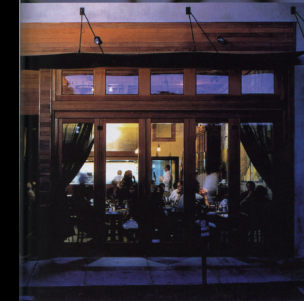
GREENBELT STRATEGIES

Agriculture and Open Space



GREENBELT STRATEGIES

Napa Valley-Food & Wine Lifestyle



GREENBELT STRATEGIES

Arcadian Rural Ideal



GREENBELT STRATEGIES

Arcadian Rural Ideal-South Livermore



GREENBELT STRATEGIES

Agriculture Land Trust, Contract Growers



GREENBELT STRATEGIES

Agriculture Land Trust, Contract Grower-
Community Gardens Subscription Veggies



Save Time
Save Money
Eat Healthy

Best Bay Area
2012

Best Produce Delivery Service
in the Bay Area.

PLANET ORGANICS
home delivery service



Get Planet Organics Delivered to Your Home

www.planetorganics.com
1-800-956-5855

GREENBELT STRATEGIES

SOUTH COYOTE STRATEGIES





5/15 WORKSHOP INPUT SUMMARY

- **Unfair to arbitrarily limit development in Greenbelt at Palm Avenue**
- **Why not accept residential development in the Greenbelt**
- **If Palm Avenue is the line, what are the quality of life and other impacts to the Greenbelt**



5/15 WORKSHOP INPUT SUMMARY

- **Some openness to combine agricultural and residential uses (e.g., S. Livermore, San Luis Obispo, Co.)**
- **Agricultural production options are not viable**



5/15 WORKSHOP INPUT SUMMARY

- **Consider flood protection/detention in Greenbelt**
- **Don't call it a Greenbelt, but a "non-urban buffer"**



TASK FORCE DISCUSSION

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If so, which ones?



CLOSE / NEXT STEPS

- **Preparation of three alternatives**
- **TF and Comm. Workshop on 6/12**
- **TF meeting on 6/14**